

Send tax notice to:
JOSEPH S. KOLACZEK
UNDEVELOPED LAND
SHELBY, AL 35143

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2017139

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Five Thousand and 00/100 Dollars (\$125,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, LILLIAN C. STILTNER, A SINGLE INDIVIDUAL **whose mailing address** is: 222 Oglesby Ave Birmingham AL 35209 (hereinafter referred to as "Grantors") by JOSEPH S. KOLACZEK and TERRI B. KOLACZEK **whose property address** is: UNDEVELOPED LAND, SHELBY, AL, 35143 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 19, ACCORDING TO THE SURVEY OF SHELBY SHORES, INC. - THE 1969 SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 46, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Riparian rights associated with the Lay Lake under applicable State and /or Federal law.
5. Less and except any part of subject property lying within Lay Lake.
6. Right of way granted to Alabama Power Company recorded in Volume 253, Page 116 and Volume 225, Page 918.
7. Restrictions appearing of record in Volume 264, Page 822.
8. Right of way granted to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 225, Page 453 and Volume 260, Page 706.

\$255,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 17th day of April, 2017.

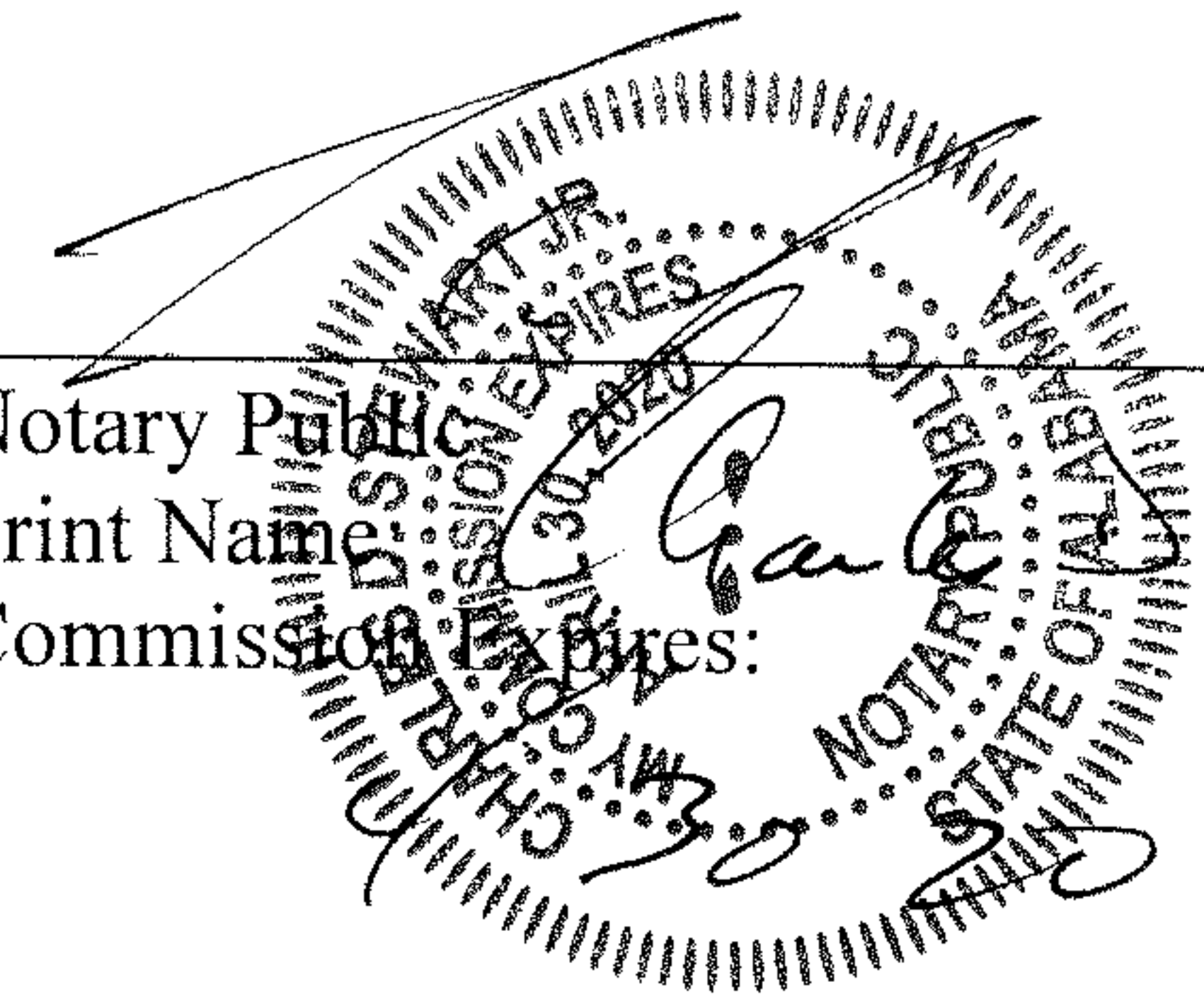
Lillian C. Stiltner
LILLIAN C. STILTNER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LILLIAN C. STILTNER whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of April, 2017.

Notary Public
Print Name: *Charles D. Stewart Jr.*
Commission Expires: *01/30/2020*



Charles D. Stewart Jr.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/19/2017 10:12:14 AM
\$19.00 CHERRY
20170419000132220

James W. Fuhrmeister